



**Planning Board Regular Meeting**  
**July 27, 2020- 7:00 PM**  
**502 Southtown Circle, Rolesville, NC 27571**

**MINUTES**

**PRESENT:** Mark Powers, Chairman  
Donnie Lawrence, Board Member  
Jim Schwartz, Board Member  
Ruth Payne, Board Member  
  
Mike Moss, Vice Chairman  
Frank Pearce, Board Member  
Davion Cross, Board Member  
Michelle Medley, Town Commissioner/  
Planning Board Liaison  
Julie Spriggs, Planner II  
  
Danny Johnson, Planning Director  
Shelly Raby, Development Specialist

**ABSENT:** Town Attorney Dave Neill

**CALL TO ORDER**

Chairman Mark Powers called the meeting to order at 7:00 p.m.

**PLEDGE OF ALLEGIANCE**

The board collectively recited the Pledge of Allegiance.

**INVOCATION**

Board Member Moss gave the invocation.

**APPROVAL OF MINUTES**

Moved by Board Member Frank Pearce and second by Board Member Donnie Lawrence the motion to approve the minutes of June 1, 2020 carried by unanimous vote.

**For the record:** Vice Chairman Mike Moss recused himself, as he is the surveyor of record for this project on the agenda this evening.

Moved by Board Member Donnie Lawrence and second by Board Member Ruth Payne to recuse Board Member Mike Moss; carried by unanimous vote.

## **PR 20-03 The Preserve at Jones Dairy South Preliminary Plat**

Planning Staff Julie Spriggs reviewed the maps and outlined the 216 single-family homes in a Residential and Planned Unit Development (R&PUD) District, located on the south side of Jones Dairy Road, east of Averette Ridge Subdivision. She reminded the board when you do a preliminary plat master plan, the master plan comes in with the Special Use Permit (SUP 18-05) and from the master plan, and you draw up the preliminary plat that was turned in as part of the rezoning R & PUD and the SUP 18-05. The Board of Commissioners granted both the rezoning and the special use permit on September 17, 2019, and the neighborhood meeting was on February 25, 2020. The meeting tonight is to compare what the difference is between the master plan and the preliminary plat; and to receive approval if warranted. Planning staff and the Technical Review Committee (TRC) have met, and both recommend approval of the subdivision plat with the following condition: the right of-way improvements and the easement dedication are shown to the property line where there are two notes about the payment in lieu. We will request they remove the fee in lieu, and instead show the improvements on the preliminary plat. The fee in lieu is a separate process that happens with the Board of Commissioners after the construction drawings. The engineers are here to answer any questions.

Planning Board Member Donnie Lawrence questioned if Flash Drive would come all the way out to Chalk Road. Julie responded that it is not on this parcel, since the adjoining property does not belong to them. Planning Director Danny Johnson also noted there is a fifty-foot (50) strip through there that has a greenway trail on it, and if Flash Drive extended over to Chalk Road, it would relate to the adjoining properties. Donnie noted there would only be one entrance and exit on this property. Danny said there would be a connector street into Averette Ridge subdivision making two connections. Donnie noted that would make it so no traffic additional traffic would flow onto Chalk Road at this time. Planning Board Chairman Mark Powers questioned where the do the greenway cross the road, particularly thinking about Jones Dairy. Is it only planned for a marked crosswalk? Danny stated there would be a signal at the intersection of Jones Dairy and Averette Road; further stating DOT identified the rest as only needing striped crosswalks at this time. Planning Board Member Frank Pearce asked for the timeline of a stop light. Danny replied it is outlined in the SUP, but he would need to look for the exact timeframe, noting it is based off the number of homes. Donnie questioned if there will be any road widening, Danny replied road improvements are in the plans. Planning Board Member Ruth Payne questioned if Averette Road will be four lanes and Danny confirmed four lanes are in the future up to the Wake County line.

Upon a motion by Board Member Donnie Lawrence and second by Board Member Frank Pearce, the Preserve at Jones Dairy South Preliminary Subdivision Plat with right of-way improvements and easement dedications shown to the property line where note about payment in lieu is noted was approved by unanimous vote.



## PLANNING DEPARTMENT'S REPORT

### June Development Activity Report

Planning Director Danny Johnson reviewed the June report, and noted for fiscal year 19-20, we issued over 150 new single-family home permits, finishing strong and above projections for the budget. A joint meeting previously suggested with the Town Board and The Planning Board was postponed. At the next town board meeting, there may be a discussion to schedule that meeting possibly in the middle to the later part of next month. On Friday July 24, the Town Board met for a special meeting to discuss the R-III text amendment case for adding single-family homes with some standards. No action was taken. At the next meeting, there will be a discussion about setting a public meeting.

**TOWN ATTORNEY'S REPORT:** None at this time

**OTHER BUSINESS:** Planning Board Member Ruth Payne stated she will submit a letter of resignation soon to Town Clerk Robin Peyton as she will be relocating in August, therefore she can no longer serve on the Planning Board at this time. The board collectively wished her well and thanked her for her service to the town.

### ADJOURN

There being no more business before the board, upon a motion by Board Member Donnie Lawrence and second by Board Member Ruth Payne, the motion to adjourn carried by unanimous vote. The meeting adjourned at 7:22 p.m.

ATTEST:



Mark Powers, Chairman



Shelly Raby, Development Specialist

